



ZONING COMMISSION AGENDA

Wednesday, February 12, 2014
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Charles Edmonds, Vice Chair, CD 4,	<u>P</u>	Namon Hollis, CD 6	<u>A</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Robert West, CD 3	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- 1) Standing item: Report of Activities of the City Plan Commission

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 4 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| A. Call to Order | Chair |
| B. Approval of January 8, 2014 Meeting Minutes | <u>8-0</u> |
| C. Approval of revised Zoning Commission Rules of Procedure | |
| D. Continued Cases | |

1. ZC-13-162 N. LUCILLE GILKEY 4023 E. Berry St. 0.16 ac.CD 5	RECOMMENDED FOR DENIAL 7-1
a. Applicant/Agent: Lucille Gilkey b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted <i>To:</i> "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus funeral home or mortuary; site plan included	
2. SP-14-001 GARLAND ALL STORAGE ASSOCIATES, LTD. 2941 Precinct Line Rd. 2.52 ac. CD 5	RECOMMENDED FOR APPROVAL AS AMENDED TO
a. Applicant/Agent: Coy Quine	

<p>b. Request: Amend "PD-627" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse, with open and covered parking, excluding the following: liquor or package store, tattoo parlor, pawn shop, massage parlor; site plan required To: Amend "PD-627" site plan to add storage units, outdoor storage, and a retail building; site plan included</p>	<p>ADD LANDSCAPE AREA ON EASTERN CORNER 8-0</p>
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E. New Cases:

<p>3. ZC-13-177 FORT WORTH LIVING LTD. 212 and 216 Adrian Dr. & 3000 Wingate 0.41 ac. CD 9</p> <p>a. Applicant/Agent: Darin Norman b. Request: From: "B" Two-Family & "E" Neighborhood Commercial To: "MU-1" Low Intensity Mixed Use</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>4. ZC-14-009 CHESAPEAKE LAND DEVELOPMENT CO., LLC 5159 Granbury Rd. 1.76 ac. CD 6</p> <p>a. Applicant/Agent: Truitt Priddy/Quik Trip b. Request: From: "PD-978" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived. Site Plan required for any multifamily development To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 7-0-1</p>
<p>5. ZC-14-010 MC CASLIN SCHLIEKER INVESTMENTS INC. 3715 NE 28th St. and 3650 Kimbo Rd. 13.60 ac. CD 4</p> <p>a. Applicant/Agent: Cyrus Zadeh b. Request: From: "PD-631" Planned Development for all uses in "A-5" One-Family with no access to NW 28th St., except for construction and marketing; site plan waived To: "A-5" One-Family</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>6. ZC-14-012 A1 REMODELING/MATT SPEIGHT 2800, 2808, 2812 Hemphill St. 0.68 ac. CD 9</p> <p>a. Applicant/Agent: Matt Speight b. Request: From: "A-5" One-Family To: "MU-1" Low Intensity Mixed Use</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>7. ZC-14-013 CULLEN AND SCHOTTS, LLC 2901 Cullen St. 1.17 ac. CD 9</p> <p>a. Applicant/Agent: Kyle Poulson b. Request: From: "J" Medium Industrial To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus indoor shooting range; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 6-1</p>
<p>8. ZC-14-014 EDUARDO, ISIDRO AND VIRGINIA MALDONADO 2700, 2704, and 2706 Market Ave. 0.63 ac. CD 2</p> <p>a. Applicant/Agent: Eduardo Maldonado b. Request: From: "A-5" One-Family To: "PD/SU" Planned Development/Specific Use for pallet repair, storage, and resale; site plan waiver requested</p>	<p>RECOMMENDED FOR DENIAL 7-0</p>

9. ZC-14-015	TIM MORTON DVM PLLC	1501 Handley Dr.	2.04 ac	CD 5.	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 7-0
a.	Applicant/Agent: Tim Morton DVM				
b.	Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus outdoor kennels; site plan waiver requested				
10. SP-14-002	ASHMI LLC AND MITHUI LLC	6105 Old Denton Rd.	1.73 ac.	CD 2	RECOMMENDED FOR APPROVAL 7-0
a.	Applicant/Agent: Norman Patten				
b.	Request: <i>To:</i> Amend "PD-788" site plan to increase the building size and location of the hotel				
11. ZC-14-016	KENNETH SMITH	8636 Meadowbrook Dr.	7.37 ac.	CD 5	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 7-0
a.	Applicant/Agent: Jack Tate/Scarborough Lane Development				
b.	Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "A-5" One-Family				
12. ZC-14-017	LEGACY HOLDINGS, LLC	3520 Euless South Main St.	5.09 ac.	CD 5	RECOMMENDED FOR APPROVAL 7-0
a.	Applicant/Agent: Jim Dewey/JDJR Engineers				
b.	Request: <i>From:</i> "PD-43" Planned Development/Specific Use for petroleum storage and distribution facility, subject to landscape screening along western boundary, no expansion of currently existing facility allowed; site plan waived <i>To:</i> Amend "PD-43" to allow for expansion of industrial office building; site plan waiver requested				
13. ZC-14-018	CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE AIRPORT OVERLAY DISTRICT FOR DALLAS/FORT WORTH INTERNATIONAL AIRPORT			CD ALL	RECOMMENDED FOR APPROVAL 7-0
a.	Applicant/Agent: City of Fort Worth				
b.	Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending: <ul style="list-style-type: none">Section 4.405 "Airport/Airfield Overlay" ("AO") District Of Article 4 "Overlay Districts", Of Chapter 4, "District Regulations" to add a new section, Section 4.405F, "Dallas/Fort Worth International Airport"; providing regulations for Airport/Airfield Overlay Zones ("AO") for Dallas/Fort Worth International Airport				
<i>To review the proposed amendments:</i> http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx					
14. ZC-14-019	CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP AMENDMENT AIRPORT OVERLAY DISTRICT FOR DALLAS/FORT WORTH INTERNATIONAL AIRPORT			CD 5	RECOMMENDED FOR APPROVAL 7-0
a.	Applicant/Agent: City of Fort Worth				
b.	Request: <i>From:</i> "AG" Agricultural, "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, "PD's" 196, 326, 444, 748, 749, 758, 904, and 991 Planned Developments for various uses <i>To:</i> Add Airport Overlay District				

ADJOURNMENT:

12:40 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.